



Village of Fayetteville

425 East Genesee Street ♦ Fayetteville, New York 13066 ♦ (315) 637-9864 ♦ FAX (315) 537 - 0106

Planned Unit Development (PUD) Application

1. Identification

Project Name Highbridge Commons
Applicant Name Point Five Development Fayetteville, LLC and Falls Bridge Development 1 LLC
by Preston Development Corp., Authorized Member
Address 333 West Washington Street, Suite 610
City/State/Zip Syracuse, NY 13202
Phone (315) 671-1500 Fax (315) 671-1501
Interest in the Property (e.g. fee simple, land option, etc.) _____

Property Owner (if other than applicant) same as above
Address _____
City/State/Zip _____
Phone () Fax ()

2. Property Information

Property St Address 100, 125, and 129 West Genesee Street; 107 and 117 Highbridge Street
Permanent Parcel Number 18.-06-06.1; 07.1; 07.2; 08; 09.1
Legal Description of Property

Attached

Zoning District CB and RB
Area 1.84 acres Width 240 feet Depth 315 feet
Current Use(s) vacant - commercial structures exist on site
Zoning District of Adjacent Properties to the:
North P South RB East I West CB



3. PUD Eligibility.

In order to be eligible for PUD approval, the applicant must demonstrate in writing that each of the following criteria will be met by the proposed PUD.

- a. **Demonstrated Benefit.** The PUD shall provide two (2) or more of the following benefits not possible under the requirements of another zoning district, as determined by the Planning Commission:

- (1) Preservation of significant natural or historic features.
- (2) A complementary mixture of uses or a variety of housing types.
- (3) Common open space for passive or active recreational use.
- (4) Mitigation to offset community impacts.
- (5) Redevelopment of a nonconforming site where creative design can address unique site constraints.

The proposed PUD will provide a number of benefits to the community which are not available under the current zoning regulations. For example, the proposal includes apartments with a commercial use on the first floor of the proposed structure. This mixture of residential and commercial uses could not be achieved under the current zoning regulations. Additionally, the proposed plan mitigates several existing site deficiencies including the relocation of parking away from East Genesee Street, and increased screening of parking areas which are not completely exposed.

The proposed redevelopment plan also makes use of a blend of architectural and engineering concepts to bring a severely challenged site into harmony with the neighboring community.

- b. **Availability and Capacity of Public Services.** The proposed type and density of use shall not result in an unreasonable increase in the use of public services, public facilities, and utility capacities.

The proposed development will not result in an unreasonable increase in the need for public services or facilities. Size of the proposed development will not create unreasonable increase in the use of public utilities versus previous uses.

- c. **Compatibility with the Comprehensive Master Plan.** The proposed PUD shall be compatible with the overall goals and recommendations as proposed in the Village of Fayetteville Comprehensive Master Plan.

The proposed development would include buildings close to the street (separated only by landscaping areas) and rear parking, a mix of commercial, and residential uses in a building style compatible with the Fayetteville theme of design.

- d. **Compatibility with the PUD purpose.** The proposed PUD shall be consistent with the objectives outlined in Section 187-7 M of Chapter 187 Zoning Code of the Village of Fayetteville.

The first floor commercial uses that will provide convenient services for the proposed upper floor residences. Site design will enhance the Village aesthetics, and complement the adjacent residential units. PUD zone will allow residential that the existing zone does not allow.



- e. **Development Impact.** The proposed PUD shall not impede the continued use or development of surrounding properties for uses that are permitted in Chapter 187. This development will not effect the continued use or future redevelopment of surrounding properties as two sides are road frontage, and one side is Limestone Creek.

- f. **Unified Control of Property.** The proposed PUD shall be under single ownership or control such that there is a single entity having responsibility for completing the project in conformity with the PUD regulations. This provision shall not prohibit a transfer of ownership or control, provided that notice of such transfer is provided to the Village.

The development will be controlled by related entities with common ownership which will be responsible for completing the project in conformity with PUD regulations.

Point Five Development Fayetteville LLC

Falls Bridge Development LLC

applicant

Shawn Dussmer
applicant signature

6/20/18
Date

as authorized signer
Purton Development Corp.

*****OFFICIAL USE ONLY*****

☐ Application

☐ Fee (\$ 500.00)

☐ Sketch Plan

	Approved	Denied	Date
Pre – Conference	_____	_____	_____
Village Board	_____	_____	_____
Planning Board	_____	_____	_____
Final Approval	_____	_____	_____



